

**AGENDA
Zoning Board
Borough of Rumson
November 19, 2013
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. The continued application of **Robert & Lynda Melloy**, 35 Oakes Road (Block 105, Lot 3.01, R-2 Zone) to raze the existing residence and cabana retaining the existing pool and detached garage, and construct a new single-family residence and cabana at existing premises. New residence will be elevated to comply with Base Flood Elevation (BFE). The existing detached garage is non-conforming in accessory building Side Setback 15 feet Required; 3.5 feet Existing. Based on the Board's review and discussion relative to this application at the October 15, 2013 meeting the applicant submitted revised Architectural plan by Keith Mazurek, A.I.A, 9 sheets, dated 09/19/13, revised 11/04/13; Site (Variance) Plan Charles Surmonte, P.E. & P.L.S., 1 sheet, dated 09/18/13, revised 11/06/13. Revised plans reduce the size of the proposed cabana and reflect the revised lot coverage, building coverage and floor area and eliminate the non-conformity in accessory building ground floor area. The new construction will create non-conformities in garage space for storage of automobiles; five (5) spaces permitted; six (6) spaces proposed and having an accessory structure and building (pool & detached garage) on the property without principal building.

2. The application of **Brett & Nadine McGonegal**, 15 Grant Avenue (Block 139, Lot 2, R-5 Zone) to enclose side portion of existing open front porch and construct new rear deck at the existing single-family residence. Existing residence will be elevated to comply with the Base Flood Elevation (BFE). The property is currently non-conforming in Lot Area 6,000 sf. Required / 4,287 sf. Existing and Interior Lot Shape Required 34 feet / Existing 7 feet. The residence is currently non-conforming in Building Front Setback 35 feet Required /19 feet Existing, Porch Front Setback 30 feet Required / 21 feet Existing, Side Setback Required one side 7 feet and total sides of 19 feet / Existing one side 4.8 feet and total sides of 19.8 feet, Rear Setback 35 feet Required; 19 feet Existing and Maximum Building Coverage 998 sf. Permitted / 1,117.5 sf. Existing. New construction will increase non-conformity in Rear Setback 35 feet Required; 19 feet Existing; 6.2 feet proposed.

3. The application of **Dekker & Maricarmen Buckley**, 4 Robin Road (Block 98, Lot 2, R-4 Zone) to remove existing rear one-story family room, construct new second floor addition and new front and rear covered open porches, and reconfigure driveway at the existing single-family residence. The residence is currently non-conforming in Side Setback Required one side 9 feet and total sides of 24 feet / Existing one side 9 feet and total sides of 22.5 feet and Maximum Building Coverage 2,137 sf. Permitted; 2,742 sf. Existing; 2,738 sf. Proposed. New construction will decrease existing building coverage non-conformity 2,137 sf. Permitted; 2,738 sf. Proposed.

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4.

The application of **Paul & Lana Frieze, 17 Warren Street** (Corner South Ward Avenue) Warren Street (Primary Front) and South Ward Avenue (Secondary Front) / Block 138, Lot 1, R-5 Zone) to construct new one-story front additions, raze existing one-car detached garage and construct new two-car detached garage, and reconfigure driveway at the existing single-family residence. Existing residence will be elevated to comply with the Base Flood Elevation (BFE). The property is currently non-conforming in Corner Lot Shape 33 feet Required 3 feet existing, accessory building (detached garage) located in the front yard and having three (3) driveway curb cuts where one (1) driveway curb cut is permitted The residence is currently non-conforming in Building Front Setback 35 feet Required (Warren Street) 6.8 feet Existing, Rear Secondary Front Setback 35 feet Required (South Ward Avenue) 27.5 feet Existing. New construction will increase non-conformity in the rear and Secondary Front Setback 35 feet Required (South Ward Avenue) 27.5 feet Existing; 19.08 feet Proposed, continue non-conformities in having an accessory building (detached garage) located in the front yard and two (2) driveway curb cuts where one (1) driveway curb cut is permitted and create non-conformity in Maximum Building Coverage Permitted 1,823 sf.; Proposed 2,196 sf.

5. Executive Session (If Necessary).

ADMINISTRATIVE:

Approval of October 15, 2013 Minutes

Approval of November 19, 2013 Resolutions:

Siobhan & Peter Hogan, 27 Forrest Avenue (Block 39, Lot 19, R-5 Zone)

Dennis & Sarah Devine, LLC, 7 Evergreen Drive (Block 71, Lot 1, R-2 Zone)

Pond 6, LLC, 6 Pond Road (Block 74, Lot 5, R-2 Zone)

Robert & Lynda Melloy, 35 Oakes Road (Block 105, Lot 3.01, R-2 Zone)

Mrs. Patricia Murphy
State Shorthand Reporting Service